



**PHAP14-00019**

**Date:** August 4, 2014  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Mayra Molina  
**Representative:** Mayra Molina  
**Legal Description:** Being 88 Government Hill 19 & 20 (7000 sq. ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4426 Cumberland Avenue  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1939  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the installation of a secondary driveway in the front portion of the property  
**Application Filed:** 7/21/2014  
**45 Day Expiration:** 9/4/2014

**ITEM #2**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the installation of a secondary driveway in the front portion of the property

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Retain historic driveways and walkways, including steps and sidewalks, in their original locations.*
- *Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design. Double width and circular driveways are not appropriate and require approval from the Historic Landmark Commission.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.*
- *Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*

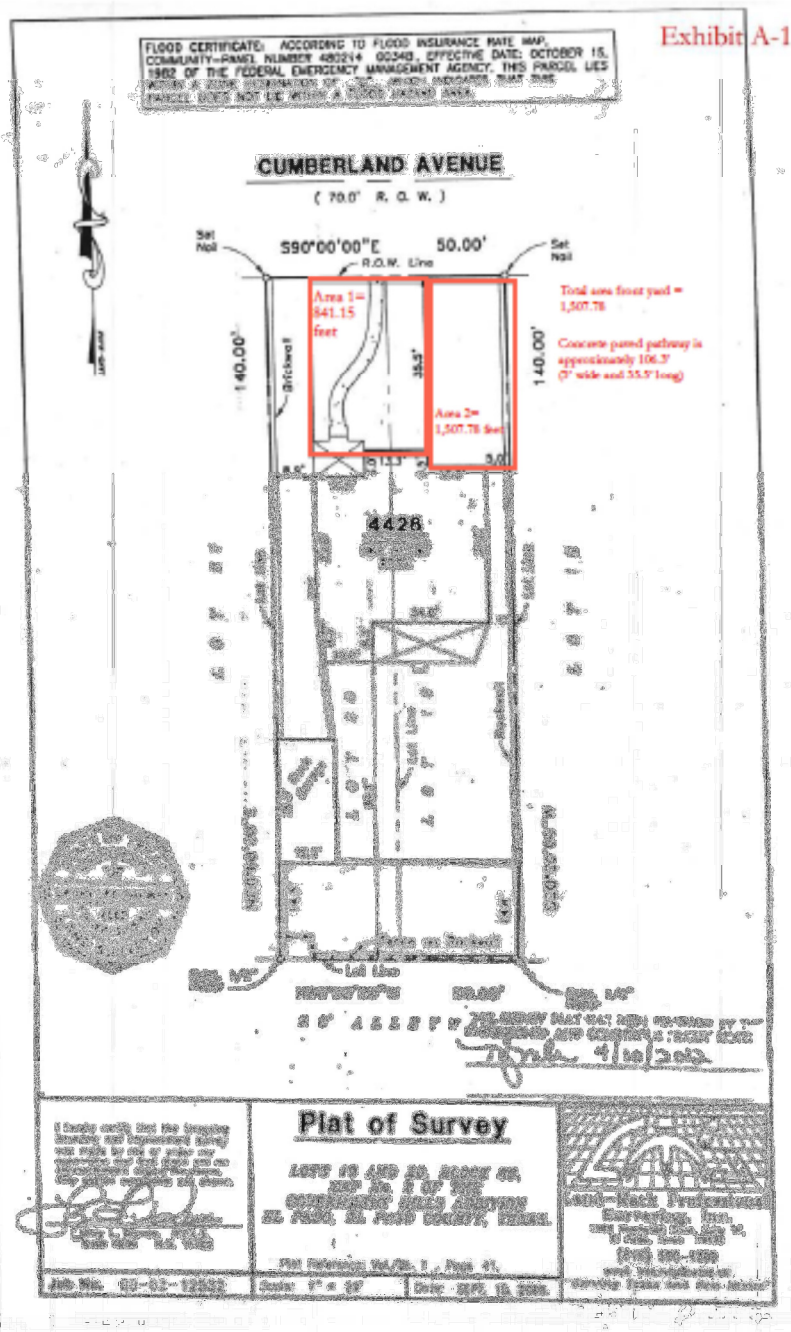
*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

## AERIAL MAP



# PROPOSED SITE PLAN



## PROPOSED SITE PLAN

